

15-Aug-2022



Clatsop County Board of Commissioners
800 Exchange St., Ste 420
Astoria, OR 97103

**Referencing Ordinance 22-05 and pending actions on STRs ...
Submission of Kal K Lambert of Hammond as Public Comment to 17Aug22 Meeting**

To:

Mark Kujala, District 1 Commissioner and Board of County Commissioners
Chair John Toyooka, District 2
Commissioner Pamela Wev, District 3
Commissioner Courtney Bangs, District 4
Commissioner Lianne Thompson, District 5
Commissioner and Board Vice Chair Don Bohn, Clatsop County Manager

c/o: Gail Henrikson, Director of Community Development Clatsop County

Greetings to all:

My complements to the County Staff in preparing a healthy range of options for the Board's consideration. But the community reaction to LAWDUC Ordinance 22-05, as you probably know, is a Referendum in opposition — now gathering signatures.

My family has lived in Clatsop County since before WWII and as Carruthers and Buchanans, built several well recognized businesses, occasionally taking elected office.

I have studied the 263 page Report (36780) in the August Packet and written comments submitted over the last 3 years on this matter. Many of the public comments from locals are quite thoughtful, as are the proposals in UofO's in-depth study some years back.

Your authority is your sword to solve this problem. Reassuredly, your general counsel has advised you that any "takings" litigations are not expected to be successful against the County—given your established regulatory authority in unincorporated areas as duly elected officials.

It is unfortunate that 22-05 legitimizes STRs as a commercial activity in Residential Zones, More effective would be a combination of:

- 1. Temporary Cap extension, while;**
- 2. Refining aggressive Zone Regulations; and,**
- 3. Supporting effective citizen input by Referendum ...**

... for evolving an effective mitigation strategy that we can all can live by.

COMMENTS

1. We strongly agree with the Oregon Coast Alliance letter of 13-Apr-2022 to the Board, which analyzes County housing. The housing shortage is indisputably aggravated by STRs, effectively limiting more substantial businesses from locating here. The ORCA letter is a thoughtful and fact-supported document and I recommend you review it.
2. Personally, my family home is adversely impacted by a large next-door AirBnB STR that was expanded in size to build a substantial cash flow going to the Bend, OR owners. We see rental groups as large as 25ish at a time, with outdoor parties late into the night, and commercial-scale fireworks. Our neighbor has also reported (to the police) felony grand theft of a pair of ancient brass Fresnel-glass ship lanterns from near their private driveway, which forms the access route to that STR (under an old favor done for a former employee fifty years ago). Where people are having to block their driveways, fence their yards, and answer the door to guide lost renters, we are doubtful that “Good Neighbor” leaflets will solve the problems.
3. We believe that more aggressive regulation is entirely appropriate and needed.
4. We have seen with our own eyes that not only are speculators purchasing bulk homes for conversions (advertised STR fund investments can be purchased for as little as 5K per share), these same outside entities are enlarging their purchased properties to increase revenue. We think that Capping and Annual Permitting are for now the best defense against deep-pocketed speculative trends (perhaps with an exemption for on-site homeowners who welcome the visitors or need the cash).
5. We heartily support your Staff’s suggestion that in-county Local Agents be required as part of running any absentee STR business. (Perhaps where the homeowner is on-site and oversees the STR, the Agent requirement may be waived if proper records are kept.)
6. And again, as a personal observation, over the past century, a variety of easements have been granted in a neighborly way, and we now see these easements being used to bully/dominate B2N (business-to-neighbor), causing frictions while increasing occupancy to parties of 10, 12 or 20 strangers, a misuse of the intent and community spirit we once shared and enjoyed. Rule-making or legislation to vacate a variety of historical easements may be an important step in increasing responsible land uses by making conversions more expensive, even prohibitively so. Code is a proper tool for fixing these abuses. For example, private driveways that were ceded for shared use to a treasured family associate are now becoming privately maintained public roads, and access requirements for fire and police are muddled. What distance can an STR be from a fire hydrant, is that answered? Then there are 4” sewage easements across neighbor’s front lawns that do not meet commercial code. It is within your power to write regulations that mandate redirected and upgraded 6” pipes on the STR property, with direct taps to highway collector lines. Electrical equipment on the premises may not be commercial grade, and so forth. Forceful regulation might save us more effectively than an outright ban! Study the situation in Falcon, where irresponsible land use is bringing down the cliffs. You have the authority to regulate these abuses!

Over the next 100 years, the question is: “Will we enable a gradual displacement of the permanent resident population under pressure of encroachment of these STR business investments? Arch Cape was the early model, but now Seaside is seeing a conversion rate greater than 5%—and still rising. Warrenton will soon also be experiencing higher STR conversion rates with the popularity of Fort Stevens and improvements to the Hammond Marina. The County can set an example for local cities by what it does!

Finally, as a descendant of the Oregon pioneers, I can only plead that you let our community speak through the Referendum process—maybe write a Referendum Question of your own—rather than try to rationalize your vote by comparing (a) the rosy but self-serving pie charts prepared from AirDnB or AirBnB data in Report 36780, versus (b) the smattering of public input from letters like these.

A Referendum passed by registered voters can help nail together a policy that has broad public support, and you can help craft that Referendum by holding more Public events in which your Staff’s policy options are presented in a professional manner.

Respectfully submitted,

Kal K Lambert
PO Box 368
Hammond, OR 97121

cc:

Cindy Yingst, Columbia Press

Henry Balensifer, Warrenton City Council Mayor

Ian Oglesby, Seaside City Council Mayor

Dr. Clare Hasler-Lewis of Surf Pines, NorthCoastNeighborsUnited

Cameron La Follette, Exec. Director, Oregon Coast Alliance

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 9:41 AM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Wed, 08/17/2022 - 9:40 AM

Submitted by: Visitor

Submitted values are:

Should there be a total cap on STRs in the unincorporated county?

Yes

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

Yes

Should existing permitted STRs be grandfathered in?

No

Name

Jacob

Email

ciullo23@gmail.com

I live in:

Astoria

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 10:51 AM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits - Public Input Session Aug. 17

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Wed, 08/17/2022 - 10:51 AM

Submitted by: Visitor

Submitted values are:

Should there be a total cap on STRs in the unincorporated county?

Yes

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

Yes

Should existing permitted STRs be grandfathered in?

No

Additional comments

We are in desperate need of long term rentals in the area for our downtown service workers, our local non and for profit organization employees, nurses, doctors, labor workers. We need help. Rentals are getting expensive and there's hardly any competition. People are getting desperate and feeling cornered. Thank you for this survey.

Name

Adriana Guerrero

Email

adrianasguerrero@gmail.com

I live in:

Astoria

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 11:01 AM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits - Public Input Session Aug. 17

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Wed, 08/17/2022 - 11:00 AM

Submitted by: Visitor

Submitted values are:

Should there be a total cap on STRs in the unincorporated county?

No

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

No

Should existing permitted STRs be grandfathered in?

Yes

Additional comments

There has been way too much focus on only one side of STR's and not enough time spent on the positive - the benefits. It is also very self-centered to want to not share an important, beautiful area with others. Many noble efforts come with a price, so is proper to persevere and preserve. Additionally, there are a significant number of STR's - properly managed - that are getting ignored in the process! Although a lot of work, we even interview each guest to ensure preservation and protection of our neighborhood and property. Currently, Clatsop County has been basically only working to diminish, eliminate STR's, and is a grossly egregious one-sided governmental action.

Name

John Hendrickson

Email

johnhendfilmcut@yahoo.com

I live in:

Unincorporated county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 11:09 AM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits - Public Input Session Aug. 17

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Wed, 08/17/2022 - 11:08 AM

Submitted by: Visitor

Submitted values are:

Should there be a total cap on STRs in the unincorporated county?

No

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

No

Should existing permitted STRs be grandfathered in?

Yes

Name

G Bundy

Email

gdouglasbundy@gmail.com

I live in:

Outside Clatsop County

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 11:29 AM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits - Public Input Session Aug. 17

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Wed, 08/17/2022 - 11:28 AM

Submitted by: Visitor

Submitted values are:

Should there be a total cap on STRs in the unincorporated county?

No

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

No

Should existing permitted STRs be grandfathered in?

Yes

Additional comments

I am long time owner of the home at 79921 W Beach Rd, that we sparingly rent out as a rental. I have rented in Arch Cape and owned and rented my place out for over 40 years without one incident with any rental problems. I know that problems exist and there needs to be some way to police STR's that have issues, but this over reaction and one-sided view against the few STR violators is getting overblown and over emphasized. Let's get common sense systems set up to take care of the rentals that continuously are not being conscious of neighbors or owners. It seems we are making progress to put systems in place to take care of these problem rentals. Let's not jump and limit all STRs until we've had a few years to see if these new systems work. Also, by limiting rentals, you will potentially reduce the value of homes and open yourselves up to lawsuits from limiting ownership rights. Many folks that buy on the Oregon Coast need some rental income to help them live in this area. There are simply a lot of STRs that are run conscientiously and without issue that are getting ignored and silenced by the few problem rentals out there. Let's use common sense and not limit all STRs.

Name

Lawrence D Tuell

Email

lartuell@msn.com

I live in:

Outside Clatsop County

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 11:33 AM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits - Public Input Session Aug. 17

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Submitted on Wed, 08/17/2022 - 11:32 AM

Submitted by: Visitor

Submitted values are:

Should there be a total cap on STRs in the unincorporated county?

Yes

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

Yes

Should existing permitted STRs be grandfathered in?

No

Additional comments

Was chased by yet another dog, watched dogs chase wildlife all the way down the beach, saw an illegal fire. Confronting renters about dogs is futile, as it appears they do not have any idea how to contact or control ruthless dogs. I am so tired of the endless string of people renting who do not know of any rules or courtesy. They are here for fun and to line the pockets of a few individuals at our expense. Please limit renters, makes rules for them to sign before renting, and enforce rules. Tax rentals to pay for enforcement. It used to be really nice here.

Name

Linda Christensen

Email

lindakalispell@live.com

I live in:

Unincorporated county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 12:03 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits - Public Input Session Aug. 17

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Submitted on Wed, 08/17/2022 - 12:03 PM

Submitted by: Visitor

Submitted values are:

Should there be a total cap on STRs in the unincorporated county?

Yes

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

Yes

Should existing permitted STRs be grandfathered in?

No

Name

John Rammell

Email

jrammell@gmail.com

I live in:

Astoria

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 12:28 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits - Public Input Session Aug. 17

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Submitted on Wed, 08/17/2022 - 12:27 PM

Submitted by: Visitor

Submitted values are:

Should there be a total cap on STRs in the unincorporated county?

Yes

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

Yes

Should existing permitted STRs be grandfathered in?

No

Name

Katie Morris

Email

katie.n.morris@gmail.com

I live in:

Gearhart

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 1:01 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits - Public Input Session Aug. 17

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Submitted on Wed, 08/17/2022 - 1:01 PM

Submitted by: Visitor

Submitted values are:

Should there be a total cap on STRs in the unincorporated county?

Yes

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

Yes

Should existing permitted STRs be grandfathered in?

No

Name

Mary Hunter

Email

mhunter97103@gmail.com

I live in:

Astoria

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 1:02 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits - Public Input Session Aug. 17

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Submitted on Wed, 08/17/2022 - 1:01 PM

Submitted by: Visitor

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Should there be a total cap on STRs in the unincorporated county?

Yes

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

Yes

Should existing permitted STRs be grandfathered in?

No

Additional comments

Permits could be awarded based off of how much people need the income. Rich MFrs be gone, musicians trying to make mortgage by renting out a finished basement come on in.

Name

Olaf Ydstie

Email

olafydstie@gmail.com

I live in:

Astoria

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 1:09 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits - Public Input Session Aug. 17

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Submitted on Wed, 08/17/2022 - 1:09 PM

Submitted by: Visitor

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Should there be a total cap on STRs in the unincorporated county?

Yes

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

Yes

Should existing permitted STRs be grandfathered in?

Yes

Additional comments

The longer long term rentals and resident home prices continue to skyrocket, the sooner we'll turn into the North Coast Resort and Amusement Park. Then we'll just have to bus on workers!

Name

Charles Withers

Email

calber_7@yahoo.com

I live in:

Cannon Beach

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 1:10 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits - Public Input Session Aug. 17

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Yes

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

No

Should existing permitted STRs be grandfathered in?

Yes

Name

Pamela Parks

Email

p_ulbricht@hotmail.com

I live in:

Gearhart

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 2:00 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Wed, 08/17/2022 - 2:00 PM

Submitted by: Visitor

Submitted values are:

Should there be a total cap on STRs in the unincorporated county?

Yes

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

Yes

Should existing permitted STRs be grandfathered in?

No

Additional comments

This county needs affordable long term rentals. At some point, catering to tourists will be recognized as detrimental to this community.

Name

Laura Rogers

Email

lrogerswsophie@gmail.com

I live in:

Astoria

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 2:10 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Wed, 08/17/2022 - 2:10 PM

Submitted by: Visitor

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Should there be a total cap on STRs in the unincorporated county?

Yes

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

Yes

Should existing permitted STRs be grandfathered in?

No

Additional comments

This should extend to the entire county. Not just those part of this survey

Name

Valeena Campos

Email

valeenacampos@gmail.com

I live in:

Seaside

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 2:33 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Wed, 08/17/2022 - 2:33 PM

Submitted by: Visitor

Submitted values are:

Should there be a total cap on STRs in the unincorporated county?

Yes

Should existing permitted STRs be grandfathered in?

No

Additional comments

People who work in service here - arguably the cornerstone of the community that serves tourists who use these rentals - cannot afford to live here. This has to be changed.

Name

Monica Van Steenberg

Email

monica@harbornw.org

I live in:

Astoria

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 3:07 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Wed, 08/17/2022 - 3:07 PM

Submitted by: Visitor

Submitted values are:

Should there be a total cap on STRs in the unincorporated county?

Yes

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

Yes

Should existing permitted STRs be grandfathered in?

No

Additional comments

I work in domestic violence and the number of abused people who go back to or stay in relationships with their abusers because there are no housing options is horrifying. I'm also a homeowner in Astoria and half of the houses on my street sit unoccupied for most of the year. If there was a way to limit vacation homes, too, I'm all for it.

Name

Jenny Feldman

Email

jenny@harbornw.org

I live in:

Astoria

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 3:14 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Wed, 08/17/2022 - 3:14 PM

Submitted by: Visitor

Submitted values are:

Should there be a total cap on STRs in the unincorporated county?

Yes

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

Yes

Should existing permitted STRs be grandfathered in?

No

Additional comments

We must get affordable housing for our seasonal workers!

Name

Janice Horning

Email

janhorning4asd@gmail.com

I live in:

Unincorporated county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 3:16 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Wed, 08/17/2022 - 3:16 PM

Submitted by: Visitor

Submitted values are:

Should there be a total cap on STRs in the unincorporated county?

Yes

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

Yes

Should existing permitted STRs be grandfathered in?

No

Name

Rachel Conyers

Email

[rachelconyers914@gmail](mailto:rachelconyers914@gmail.com)

I live in:

Seaside

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 3:55 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Wed, 08/17/2022 - 3:54 PM

Submitted by: Visitor

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Yes

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

Yes

Should existing permitted STRs be grandfathered in?

Yes

Name

Audrey Long

Email

audreylong@me.com

I live in:

Astoria

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 4:17 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Wed, 08/17/2022 - 4:16 PM

Submitted by: Visitor

Submitted values are:

Should there be a total cap on STRs in the unincorporated county?

Yes

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

Yes

Should existing permitted STRs be grandfathered in?

No

Additional comments

It's been a horrible experience growing up here and finding out through experience that I actually can't afford to live here. It's impossible to buy an affordable house because of the explosion of flipped rentals!

Name

Erica Long

Email

tadpolios@hotmail.com

I live in:

Warrenton

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 4:42 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Wed, 08/17/2022 - 4:42 PM

Submitted by: Visitor

Submitted values are:

Should there be a total cap on STRs in the unincorporated county?

Yes

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

Yes

Should existing permitted STRs be grandfathered in?

No

Additional comments

- 1) Appreciate that caps are being studied. They are effective.
- 2) Regulations needed to ensure fairness among competing STR owners. Prefer rotation option, but lottery works in many places.
- 3) County needs more regulation of STR businesses in residential zones.

Name

Linda Eyerman

Email

linda@gaylordeyerman.com

I live in:

Unincorporated county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 5:00 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Wed, 08/17/2022 - 4:59 PM

Submitted by: Visitor

Submitted values are:

Should there be a total cap on STRs in the unincorporated county?

Yes

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

Yes

Should existing permitted STRs be grandfathered in?

No

Name

Ted Rea

Email

miavia187@gmail.com

I live in:

Gearhart

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 5:12 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Wed, 08/17/2022 - 5:11 PM

Submitted by: Visitor

Submitted values are:

Should there be a total cap on STRs in the unincorporated county?

Yes

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

Yes

Should existing permitted STRs be grandfathered in?

No

Additional comments

I was born and raised in county and cannot find any housing for myself, my partner, and our two pets. There's such a surplus of STRs and no housing for residents and workers

Name

Mikayla Rethati

Email

rethati.mikayla@gmail.com

I live in:

Astoria

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 6:02 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Wed, 08/17/2022 - 6:02 PM

Submitted by: Visitor

Submitted values are:

Should there be a total cap on STRs in the unincorporated county?

Yes

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

Yes

Should existing permitted STRs be grandfathered in?

No

Additional comments

There are not enough places for employees to live and businesses are going under because they can't get enough employees this is ridiculous and to see new vacation rentals being built in Seaside next to Les Schwab makes me ill

Name

Melinda Ward

Email

bellavirgo@gmail.com

I live in:

Seaside

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 6:22 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Wed, 08/17/2022 - 6:21 PM

Submitted by: Visitor

Submitted values are:

Should there be a total cap on STRs in the unincorporated county?

Yes

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

Yes

Should existing permitted STRs be grandfathered in?

Yes

Additional comments

It is incredibly hard to find a place to live in Astoria and the reflection of how bad our places are hurting for workers. There is no where for people to live here. So people apply to jobs here and never come out because they can't find anywhere to live. I'm terrified to lose my apartment because I don't know if I'd find somewhere else to live.

Name

Jade Jaocnetti

Email

jadej95@gmail.com

I live in:

Astoria

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 6:22 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Wed, 08/17/2022 - 6:22 PM

Submitted by: Visitor

Submitted values are:

Should there be a total cap on STRs in the unincorporated county?

Yes

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

Yes

Should existing permitted STRs be grandfathered in?

No

Name

Candice Curtis

Email

candice.e.fischer@gmail.com

I live in:

Seaside

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 6:24 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Wed, 08/17/2022 - 6:23 PM

Submitted by: Visitor

Submitted values are:

Should there be a total cap on STRs in the unincorporated county?

No

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

No

Should existing permitted STRs be grandfathered in?

No

Additional comments

STR permits should never be allowed to transfer ownership. If someone sells their property the new owners have to reapply. Any caps on STRs would put new owners at the back of the line.

Name

Jenny

Email

jenny_ahlers@yahoo.com

I live in:

Unincorporated county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 6:45 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Wed, 08/17/2022 - 6:44 PM

Submitted by: Visitor

Submitted values are:

Should there be a total cap on STRs in the unincorporated county?

No

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

No

Should existing permitted STRs be grandfathered in?

Yes

Name

Justin Morrill

Email

morrill.justin@gmail.com

I live in:

Unincorporated county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 6:49 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Wed, 08/17/2022 - 6:48 PM

Submitted by: Visitor

Submitted values are:

Should there be a total cap on STRs in the unincorporated county?

Yes

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

Yes

Should existing permitted STRs be grandfathered in?

No

Additional comments

STRs make the county less of a community. When people buy property to rent they don't care about their neighbors or the neighborhood. Their goal is to make as much money as possible.

Name

Susan Knudsen

Email

satpdx1@gmail.com

I live in:

Seaside

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 6:55 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Wed, 08/17/2022 - 6:55 PM

Submitted by: Visitor

Submitted values are:

Should there be a total cap on STRs in the unincorporated county?

Yes

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

Yes

Should existing permitted STRs be grandfathered in?

No

Additional comments

The number of properties that have become STRs when we have a critical shortage of rental units available for the actual community members who live and work here is staggering. When families and working people cannot afford to live here, it impacts the economy and the fabric of our communities. When large companies are eating up available housing stock to convert to STRs, regular families also cannot afford to buy homes here. It is a sorry situation. I currently live south of the County line, but have lived in both Clatsop and Tillamook counties over the years.

Name

Annie Naranjo -Rivera

Email

manzanita.annie@gmail.com

I live in:

Outside Clatsop County

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 7:44 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Wed, 08/17/2022 - 7:43 PM

Submitted by: Visitor

Submitted values are:

Should there be a total cap on STRs in the unincorporated county?

No

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

No

Should existing permitted STRs be grandfathered in?

Yes

Name

Lisa Wodtke

Email

lisajrw5472@gmail.com

I live in:

Unincorporated county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 7:58 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Wed, 08/17/2022 - 7:58 PM

Submitted by: Visitor

Submitted values are:

Should there be a total cap on STRs in the unincorporated county?

Yes

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

Yes

Should existing permitted STRs be grandfathered in?

No

Additional comments

Housing shortage is an incredibly tough situation in our county. We need to have homes available for residents before catering to tourists.

Name

Catherine Teague

Email

cattea94@gmail.com

I live in:

Astoria

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 8:04 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Wed, 08/17/2022 - 8:04 PM

Submitted by: Visitor

Submitted values are:

Should there be a total cap on STRs in the unincorporated county?

No

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

No

Should existing permitted STRs be grandfathered in?

Yes

Name

Cheryl Johnson

Email

cheryllynne1945@gmail.com

I live in:

Cannon Beach

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 8:30 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Wed, 08/17/2022 - 8:30 PM

Submitted by: Visitor

Submitted values are:

Should there be a total cap on STRs in the unincorporated county?

Yes

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

Yes

Should existing permitted STRs be grandfathered in?

No

Additional comments

Why should we allow short term rentals when we don't have enough housing already?

Name

jessica schleif schleif

Email

schleifjessica456@yahoo.com

I live in:

Astoria

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 8:41 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Wed, 08/17/2022 - 8:41 PM

Submitted by: Visitor

Submitted values are:

Should there be a total cap on STRs in the unincorporated county?

Yes

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

Yes

Should existing permitted STRs be grandfathered in?

Yes

Additional comments

Short term rentals should not be an allowable use for an entire residence. If someone wants to rent a room out of their home however, that should be allowed, as that was the intention with creating the str/home share industry. I've worked in the real estate industry since 2017 in Clatsop County and continue to see local potential home buyers who live and work in this community get out bid by investors who have no intention of spending the money they make off of short term rentals in the community where we live. Not only does it remove housing stock during an already crisis level housing shortage, it drives up prices during bidding wars, prices out community members, and most of those investors do not live or spend the money they make in the community that they are negatively impacting. If it were to continue they should be heavily taxed at the very least, and those funds should go directly to down payment grant programs for local, mid and lower income buyer programs, to provide rental assistance, or to a program to fund the new development of long term housing that would be rented at an affordable price. To do anything less is an insult to the working class of this county.

Name

Andrea Mazzarella

Email

andreamazz83@gmail.com

I live in:

Astoria

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 9:09 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Wed, 08/17/2022 - 9:08 PM

Submitted by: Visitor

Submitted values are:

Should there be a total cap on STRs in the unincorporated county?

Yes

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

Yes

Should existing permitted STRs be grandfathered in?

No

Name

Tori Hanna

Email

torih@washmanusa.com

I live in:

Unincorporated county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 9:29 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Wed, 08/17/2022 - 9:29 PM

Submitted by: Visitor

Submitted values are:

Should there be a total cap on STRs in the unincorporated county?

No

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

No

Should existing permitted STRs be grandfathered in?

Yes

Name

Jen Whaler

Email

jenwhaler@gmail.com

I live in:

Unincorporated county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 10:17 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Wed, 08/17/2022 - 10:16 PM

Submitted by: Visitor

Submitted values are:

Should there be a total cap on STRs in the unincorporated county?

No

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

No

Should existing permitted STRs be grandfathered in?

Yes

Name

Lisa Payne

Email

lisanpayne@hotmail.com

I live in:

Unincorporated county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 10:19 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Wed, 08/17/2022 - 10:18 PM

Submitted by: Visitor

Submitted values are:

Should there be a total cap on STRs in the unincorporated county?

No

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

No

Should existing permitted STRs be grandfathered in?

Yes

Name

William Moore

Email

billy_moo@yahoo.com

I live in:

Warrenton

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 10:52 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Wed, 08/17/2022 - 10:51 PM

Submitted by: Visitor

Submitted values are:

Should there be a total cap on STRs in the unincorporated county?

Yes

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

Yes

Should existing permitted STRs be grandfathered in?

No

Name

Di Ann Schoeff

Email

talldi@yahoo.com

I live in:

Astoria

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Wednesday, August 17, 2022 10:55 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Wed, 08/17/2022 - 10:55 PM

Submitted by: Visitor

Submitted values are:

Should there be a total cap on STRs in the unincorporated county?

Yes

Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)

Yes

Should existing permitted STRs be grandfathered in?

No

Name

Kent Schoeff

Email

schoeffk@outlook.com

I live in:

Astoria